



MARICOPA COUNTY PLANNING AND ZONING COMMISSION

Board of Supervisors' Auditorium
205 W. Jefferson Street
Phoenix, Arizona

Agenda

Thursday, May 5, 2016

This meeting has been noticed in accordance with the Open Meeting Law (ARS §38-431). All items on this agenda are for Commission action unless otherwise noted. The Commission may break for lunch at its discretion during this agenda. These items will be heard at the next available Commission hearing if this hearing is cancelled or a quorum is lost.

Agendas are available within 24 hours of each meeting in the Maricopa County Planning & Development Office, 501 N. 44th St., 2nd Fl., Phoenix Arizona, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Auxiliary aids and services are available upon request to individuals with disabilities upon 72 hours advance notice. Additional reasonable accommodations will be made available to the extent possible within the time frame of the request. If you require accommodations in order to participate in any forthcoming meeting or hearing, please contact Debbie Lemon at debbielemon@mail.maricopa.gov at 602-506-1510 or 602-506-3301. TDD is available at 602-506-7140.

The staff reports prepared for each agenda item shall become a part of the permanent record for each case acted on at the Planning and Zoning Commission meeting. Any material submitted as part of the record for a case will not be returned.

Public demonstrations of any kind by principals, witnesses, or spectators at any hearing before this Commission, including cheering, booing, hand clapping, or the interruption of the hearing by voluntary remarks from the audience shall be strictly forbidden, and any person or persons who shall continue to participate in such conduct after having once been admonished for such conduct, shall be subject to being ejected from the hearing room by order of the Chair.

Continuance Agenda: Items listed on the Continuance Agenda are items that are recommended for continuance by staff with concurrence from the applicant. These items will not have a hearing at this time but shall be moved for continuance either indefinitely or to a date certain after a brief presentation by staff. Those items that are continued indefinitely will require new notification.

Consent Agenda: Items listed on the Consent Agenda are considered non-controversial. Any item on the Consent Agenda may be removed from the Consent Agenda and be held for public hearing if a Commissioner or a citizen so desires.

Regular Agenda: Items are listed on the Regular Agenda either as Unfinished Business or New Business and receive a full hearing. Staff recommendation can be for approval, denial, or continuance.

Call To Order: 9:30 a.m.

Roll Call

Approval of Minutes: March 24, 2016
April 7, 2016

Continuance Agenda:

1. Case #: **Z2015090** **District 4**
Applicant: Joe Burke, Burke Engineering
Location: Generally located at southeast corner of U.S. 60 and 3rd St. in Aguila
Request: Zone change from R-4 to C-2 CUPD – El Grande Taco Loco
Recommendation: **Continue to the May 19, 2016** Commission hearing to ensure proper public notice
Presented by: Farhad Tavassoli

Consent Agenda:

2. Case #: **Z2016010** **District 1**
Applicant: Carolyn Oberholtzer, Bergin, Frakes, Smalley and Oberholtzer, PLLC
Location: Generally located approximately 600 feet to the east of the northeast corner of Mary St. and Gilbert Dr. in the Tempe area.
Request: Major Amendment to the IND-2 IUPD development standards – 1080 E. Gilbert Dr. Tempe
Recommendation: **Approve** with conditions
Presented by: Farhad Tavassoli
3. Case #: **Z2015082** **District 1**
Applicant: Centerline Solutions on behalf of Verizon Wireless
Location: Generally located at the northeast corner of Hunt Highway and Valencia Ave. in the Queen Creek/Gilbert area.
Request: Special Use Permit (SUP) for a Wireless Communication Facility (WCF) - 70' (h) monopalm in the R-4 zoning district – PHO Carpintero
Recommendation: **Approve** with conditions
Presented by: Glenn Bak
4. Case #: **Z2016016** **District 2**
Applicant: Sam Coppersmith, Coppersmith Brockelman PLC
Location: Generally located approximately 628' west of the northwest corner of 156th St. and Red Bird Rd. alignment on the north side of Red Bird Rd. alignment in the Rio Verde area
Request: Special Use Permit to allow for public assembly/special events at a private wildlife reservation in the Rural-43 zoning district – Southwest Wildlife Conservation Center
Recommendation: **Approve** with conditions
Presented by: Farhad Tavassoli
5. Case #: **Z2014071** **District 4**

Applicant: Ed Bull, Burch & Cracchiolo, P.A.
 Location: Generally located at the southwest corner of 387th Ave. and Elliot Rd. in the Arlington area
 Request: Rezone from Rural-190 to IND-2 IUPD for power generation facility– Arlington Valley Energy
 Recommendation: **Approve** with conditions
 Presented by: Farhad Tavassoli

Regular Agenda:

6. Case #: **Z2016014** **District 2**
 Applicant: Lovelle McMichael
 Location: Generally located approximately 125' east of the southeast corner of 114th St. and Broadway Rd. on the south side of Broadway Rd. in the east Mesa area
 Request: Special Use Permit (SUP) for operation of a residential group home facility in the R1-8 zoning district – McMichael Property
 Recommendation: **Approve** with conditions
 Presented by: Rachel Applegate
7. Case #: **CPA2014001** **District 4**
 Applicant: William Reno
 Location: Generally located approximately 300' east of the southeast corner of Harmony Ln. and 117th Ave. on the south side of Harmony Ln. in the Peoria area.
 Request: Comprehensive Plan Amendment (CPA) to the White Tanks/Grand Avenue Area Plan to change the land use designation from Open Space to Neighborhood Retail Center– Reno Property
 Recommendation: **Deny**
 Presented by: Ray Banker
8. Case #: **Z2014003** **District 4**
 Applicant: William Reno
 Location: Generally located approximately 300' east of the southeast corner of Harmony Ln. and 117th Ave. on the south side of Harmony Ln. in the Peoria area.
 Request: Special Use Permit (SUP) for Trailer, RV and Boat Storage in the Rural-43 zoning district – Reno Property
 Recommendation: **Deny**
 Presented by: Eric R. Smith

Other Matters:

Adjournment

Appeal of Planning and Zoning Commission Recommendation

If the Planning & Zoning Commission recommends approval of a particular case it will be placed on a consent agenda for the Board of Supervisors hearing. However, if this appeal form is received within **15 calendar days** following Commission hearing, then the agenda item will be placed on the regular agenda for the Board of Supervisors hearing.

- Submit this form to the Maricopa County Planning & Development Department:
501 N. 44th Street, Suite 200 Phoenix, Arizona 85008
Fax Number: 602-506-3711
Hours of Operation: Monday – Friday 8:00 a.m. – 5:00 p.m.
- This appeal can also be submitted electronically at
www.maricopa.gov/planning/AppealCommissionRecommendation.aspx
- Appeal of Planning & Zoning Commission Recommendation

Please print clearly.

Case Number/ Project Name:

Planning & Zoning Commission Hearing Date:

Appellant Name:

Mailing Address:

City, State, Zip Code:

Telephone Number:

E-mail:

Reason for the Appeal of the subject case:

Appellant Signature:

Date: